



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall, Council Chambers  
3300 Newport Boulevard  
Wednesday, March 14, 2012 – 3:30 p.m.

*Brenda Wisneski, Zoning Administrator*

**Staff Members:**

Makana Nova, Assistant Planner  
Melinda Whelan, Assistant Planner  
Benjamin M. Zdeba, Planning Technician  
Erin Steffen, Planning Technician

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**A) CALL MEETING TO ORDER**

**B) MINUTES OF FEBRUARY 29, 2012**

**C) PUBLIC HEARING ITEMS**

Item No. 1. Crossfit Fly - Minor Use Permit No. UP2011-021 (PA2011-119)  
3767 Birch Street Council District 4

Summary: A minor use permit to allow a new 5,000-square-foot health/fitness facility. The property is located in the OA (Office Airport) District.

Recommended  
Action:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-021 (PA2011-119)  
subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

Item No. 2. Brown Residence - Modification Permit No. MD2012-002 (PA2012-006)  
1706 Miramar Drive Council District 1

Summary: A Modification Permit to allow a 50% addition (954 square feet) to an existing 1,910 square-foot, nonconforming single-family dwelling. The Zoning Code limits the addition to 10% of the existing floor area of the structure because the dimensions of the existing two-car garage (19 feet 4 inches by 22 feet 10 inches) are less than the minimum required by Code (20 feet by 20 feet). The property is located in the R-1 (Single-Unit Residential) District.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Approve Modification Permit No. MD2012-002 (PA2012-006) subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

Item No. 3. 212 Marguerite Avenue Condominium Conversion No. CC2012-001 and Parcel Map No. NP2012-002 (PA2012-008)  
212 Marguerite Avenue Council District 6

Summary: A condominium conversion in conjunction with a tentative parcel map application for two-unit condominium purposes. The existing duplex was built in 2008 to condominium standards. No exceptions to the Title 19 (Subdivision Code) development standards are proposed with this application. The property is located in the R-2 (Two-Unit Residential) District.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Approve Condominium Conversion No. CC2012-001 and Parcel Map No. NP2012-002 (PA2012-008) subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

Item No. 4. Lido Marina Village Signage - Comprehensive Sign Program No. CS2011-010 and Modification Permit No. MD2012-001 (PA2011-219)  
3400 - 3505 Via Oporto, 3676 and 3700 Newport Boulevard,  
3418 - 3444 Via Lido Council District 1

Summary: A Comprehensive Sign Program and a Modification Permit to address signage within Lido Marina Village. The program addresses permanent site identification signs, individual tenant signs, parking signs, and multi-tenant listing signs located throughout the Village. The Modification Permit is necessary for the combination of wall signs on the parking structure and the two proposed multi-tenant listing signs to exceed sign area standards. Also included with the Modification Permit is a request to allow additional banners to advertise ongoing or recurring special events.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Approve Comprehensive Sign Program No. CS2011-010 and Modification Permit No. MD2012-001 (PA2011-219) subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures).

#### **D) PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

#### **E) ADJOURNMENT**

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

**APPEAL PERIOD:** An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.